

6 WEEK COMPLETION



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SITUATION

Located within this established retail thoroughfare in the town centre and amongst such multiples as **Aldi, Domino's, Oxfam** and **Betfred**.

Bridgwater lies some 36 miles south of Bristol and 11 miles north of Taunton and enjoys good road access via the M5 (Junctions 23 & 24).

PROPERTY

A mid terrace building comprising **2 Ground Floor Shops**, one of which intercommunicates with a **Lofty Rear Ground Floor Store** (with a minimum height of 15'). In addition, there is a separate side access via a central access way to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 19th October 2006 at a peppercorn ground rent.

Offered with FULL VACANT POSSESSION

2 Vacant Shops, 2 Vacant Flats & a Vacant Rear Store

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

ACCOMMODATION

No. 42:

Ground Floor Shop

Internal Width	14'1" narrowing to 12'10"
Shop Depth	34'5"
Store Area	Approx 35 sq ft

Lofty Rear Ground Floor Store

GIA	Approx 360 sq ft
WC	

First & Second Floor Flat

4 Rooms, Large Lounge/Kitchen, Bathroom, 2 Separate WCs	
GIA	Approx 1,160 sq ft

No. 44:

Ground Floor Shop (not inspected)

Net Frontage	14'0"
Shop & Built Depth	31'0"
External WC	

First & Second Floor Flat

4 Rooms, Kitchen, Bathroom/WC	
GIA	Approx 905 sq ft

Note: There may be potential to convert the Lofty Rear Store into residential, subject to obtaining the necessary consents.

VENDOR'S SOLICITORS

Russell Cooke - Tel: 020 8789 9111

Ref: Ms Katie Cawthorpe - Email: katie.cawthorpe@russell-cooke.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts